



2618 Chico Court

























COUNCIL AGENDA ITEM # ____ FOR
TUESDAY, FEBRUARY 10th, 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

February 3, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 2618 Chico Court (Rep. District #8)

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated September 11th, 2003. The building was found to have extensive fire damage and in an advanced state of disrepair. The building has been used as a harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Maria Gandara, 2618 Chico Court, El Paso, Texas 79903.
- 3) Certified notices of the public hearing scheduled February 10th, 2004 were mailed to the owners and all interested parties on January 20th, 2004.
- 4) As of February 3rd, 2004, \$0 are owed in taxes.
- 5) There has been insufficient response from the owner.

The Department recommends that it be found:

- 1) That the main structure and accessory building be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure can not be repaired; and
- 5) That the main structure be demolished within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days.

CITY CLERK
2004 FEB 3 4 PM 2 33

JOE WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
September 26, 2003

Maria Gandara
618 Chico Ct.
El Paso, Texas 79903-0000

Re: 2618 Chico Ct.
Lots: 6 & W 5 Ft. of 5 & E
10 Ft. of 7
Blk: 100, Bassett
Zoned: A-2
COD03-12552
Certified Mail Receipt #
7003 1010 0004 5303 8865

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- c. Boarded up, fenced, or otherwise secured in any manner in if:

2618 Chico Court

- i. The building constitutes a danger to the public even though secured entry, or
- ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 2618 Chico Court has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. The premises are full of weeds, trash, and debris.
- j. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

If you have any plans, reports or current permits which pertain to the property, you must submit them prior to this hearing to Building Permits and Inspections or bring them to Council Chambers the day of the hearing. Without these documents, no extensions of the deadlines can be granted.

2618 Chico Court

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

A handwritten signature in black ink, appearing to read "Leo CassoLopez", with a stylized flourish at the end.

Leo CassoLopez
Building Inspector

LC/rl

5999 E065 4000 0101 0002

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Postmark Here
2C
SEP 29 2003

Maria Gandara
618 Chico Ct.
El Paso, Texas 79903-0000
Re: 2618 Chico Ct.

PS Form 3811, August 2001

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2C
Maria Gandara
618 Chico Ct.
El Paso, Texas 79903-0000
Re: 2618 Chico Ct.

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Maria Gandara*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

MARIA GANDARA

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7003 1010 0004 5303 8865

#

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 9:00 a.m. on the 10th day of February, 2004 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the City Council of El Paso will hold a public hearing on the question of whether the Building located on the property at 2618 Chico Court, in El Paso, Texas, which property is more particularly described as:

The West 5 feet of Lot 5, all of Lot 6 and the East 10 feet of Lot 7, Block 100, Bassett's Addition, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof on File in Book 5, Page 21, Plat Records of El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Maria Gandara, 2618 Chico Court, El Paso, Texas 79903, is listed as the Owner of the real property described herein.

The Owner of said property is hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owner, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the owner, lien holders, mortgagees, or any other person having an interest in the property must present to City Council any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to City Council at this hearing.

The time periods, which govern the completion of work ordered by Council, are outlined in Subsection 18.52.040 (3) pursuant to State law.

If the Owner fails, neglects or refuses to comply with the order of City Council the City may pursue one, or more of the following actions:

CERTIFIED MAIL RECEIPT #7003 1680 0000 1711 8487

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owner, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owner for failure to repair, remove or demolish said Building in an amount not to exceed \$1000.00 a day for each violation, or \$10 a day if the Owner shows that the property is the Owner's lawful homestead and;
- III) the Owner may be confined in jail as permitted by state law and;
- IV) appoint a receiver as permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full; and


That the City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Adopted this 6th day of January, 2004.

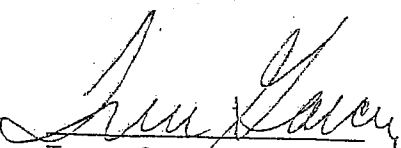
THE CITY OF EL PASO

ATTEST:

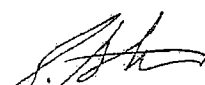

Richarda Duffy Momsen
City Clerk


Joe Wardy, Mayor

APPROVED AS TO FORM:


Teresa Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:


R. Alan Shubert, P. E.
Building Permits and Inspections Director

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LC

Maria Gandara
2618 Chico Court
El Paso, Texas 79903
Re: 2618 Chico Court

1st Trip

2. Article Number

(Transfer from service label)

7003 1680 0000 1711 8487

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

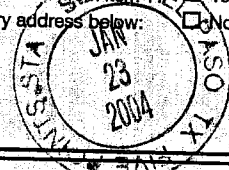
☐ Addressee

B. Received by (Printed Name)

Maria Gandara

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No



3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

JAN 20 2004

Postmark
Here

Maria Gandara
2618 Chico Court
El Paso, Texas 79903
Re: 2618 Chico Court

PS Form 3800, June 2002

See Reverse for Instructions


EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT

ENVIRONMENTAL HEALTH

MEMORANDUM

DATE: October 1, 2003

MEMO TO: Tom McGuire, Housing Compliance Supervisor

FROM: Jorge Ramirez, Sr. Environmental Health Inspector 

SUBJECT: Condemnation Report

RE: 2618 Chico Ct. 79930

An inspection of the property was conducted on October 1, 2003 and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

SECTION 9.04 - SOLID WASTE STORAGE AREA:
N/A

SECTION 9.04.340 - ACCUMULATIONS:
Of dry tall vegetation, trash and junk was seen.

SECTION 9.16 - NUISANCE:
N/A

SECTION 9.16.010 - DESIGNATED:
N/A

SECTION 9.28 - RAT CONTROL:
Structure was involved in a fire and is decaying and partially open. These conditions can serve as a potential vermin harborage.

If you require additional assistance on this matter, please call me at (915) 860-2378 or Fax (915) 860-1081.



CONDEMNATION REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: January 12, 2004

REP. DISTRICT: 8

ADDRESS: 2618 Chico Court

ZONED: A-3

LEGAL DESCRIPTION: The West 5 feet of Lot 5, all of Lot 6 and the East 10 feet of Lot 7, Block 100, BASSETT'S ADDITION, an Addition to the City of El Paso, El Paso County, Texas, according to the Map thereof on File in Book 5, Page 21, Plat Records of El Paso County, Texas.

OWNER: Maria Gandara

ADDRESS: 2618 Chico Court
El Paso, Texas 79903

BUILDING USE: Abandoned, burned single-family dwelling

TYPE OF CONSTRUCTION: V, Masonry Block Walls with Wood frame roof.

FOOTINGS: Reinforced concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: Stone

CONDITION: Fair, some cracks are noted.

FLOOR STRUCTURE: Wood frame with wood planks

CONDITION: Bad, most of the floor system was damage by the fire.

EXTERIOR WALLS: Masonry Block

HEIGHT: 8'

THICKNESS: 10" +/-

CONDITION: Poor. A Bonded contractor should be hired to evaluate condition and make repairs.

INTERIOR WALLS & CEILINGS: Wood frame, plaster/drywall.

CONDITION: Bad. Most of the interior walls and ceilings were burned.

ROOF STRUCTURE: Wood frame, build-up roofing.

CONDITION: Bad. Most of the roof frame was burned..

DOORS, WINDOWS, ETC.: Wooden doors, and metal frame windows.

CONDITION: Extremely poor. All doors and glass on windows need to be replaced.

MEANS OF EGRESS: Does not meet code.

CONDITION: Poor.

PLUMBING: Extremely poor. A licensed plumber should be hired to replace system.

ELECTRICAL: Extremely poor. A licensed electrical contractor should be hired to bring system up to code.

MECHANICAL: Non-existent. A licensed mechanical contractor should be hired to make repairs to comply with code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: The structure should be demolished and the property cleaned of all weeds, trash and debris. A structural engineer should be hired to evaluate all structural aspects, if the structure is to be renovated.



Leo Casso-Lopez
Building Inspector

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property located at 2618 Chico Court, El Paso, Texas, was PUBLISHED in the official City newspaper on the _____ day of _____, 2003.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Maria Gandara
2618 Chico Court
El Paso, Texas 79903

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Maria Gandara
618 Chico Court
El Paso, Texas 79903

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Arturo Gonzalez
10260 Bayo Ave.
El Paso, Texas 79925

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Robert Warach, Trustee
7300 Viscount Blvd., Suite 101
El Paso, Texas 79925

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Greystone 9406, LTD
P. O. Box 8216
Waco, TX 76714

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Maria S. Gandara
3310 Wyoming Ave.
El Paso, Texas 79903

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Monogram Credit Card Bank of Georgia
C/O William Weaver, Attorney
512 Heimer
San Antonio, TX 78232

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Javier Gandara
2618 Chico Court
El Paso, Texas 79903

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (HAND-DELIVERED) to:

City of El Paso
C/O City Clerk
#2 Civic Center Plaza
El Paso, TX 79901

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice day January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated January 6th, 2004 regarding the property at 2618 Chico Court, El Paso, Texas, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: _____
Time: _____

Inspector



Name: GANDARA, MARIA

Updated: 8/11/2003

RL

General

Activity		Description		Menu Code	Date1	Date2	Date3	Disp	Done By	Notes
Des		Enforcement Inv Report A5				8/11/2003				
How		Complaint Received		A0010		8/11/2003		RL		
Dis		Refer to Fire		00040	8/29/2003	9/29/2003	2/3/2004	DONE	931	This is a wood frame.

View / Edit Activity

Activity: 00040 Desc: Refer to Fire

Updated: 2/3/2004 931

Edit

Disposition: DONE

Hold Level: No hold

Sign Off

Dates

Date Referred: 8/29/2003

Calendar Tag: FDCM

Date 2

Date Received: 8/29/2003

Report Tag:

Assigned To: 931

Date Completed: 2/3/2004

Done By: 931

OK

Help

Notes:

This is a wood frame, masonry structure, seems to be unoccupied at this time. This structure has exposed eaves, broken windows and doors and is not secured at this time. This structure poses a severe fire, life, and health hazard, which has had a previous fire. Recommend for demolition as soon as possible, and must be secured until then.

Ready

Start

Microsoft Excel - FS... iLidemark Advant... Pmscreen 95

8:55 AM

8/31/2003

20040203 TC8006 CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS 113646

ACCOUNT B20299910001100
UNITS:01 03 06 07 08
GANDARA, MARIA

AMT DUE AS OF: 20040203 ROLL R ALT OWN
OMIT(-)/SEL(+)
100 BASSETT
6 & W 5 FT OF 5 & E 10 FT OF 7
(2500 SQ FT)

618 CHICO CT

EL PASO		TX 79903-0000		2618 CHICO CT	
ACRES	.0574	PARCEL ADDRESS		PAYMENTS	TOTAL DUE
YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEEES
2003	21575	X	396.48	01/31/2004	396.48
2002	21575	Y	392.73	01/31/2004	558.02
2001	21575	Y	386.06	03/21/2002	420.81
2000	27334	Y	538.10	06/29/2001	618.83
1999	27334	Y	534.48	06/09/2000	614.00
1998	27334	Y	546.04	02/26/1999	584.26
1997	27334	Y	511.68	02/26/1998	547.49

TOTAL		.00	.00	.00	PAGE TOTAL	.00
LAST PAYOR OWNER		CUMULATIVE TOTAL				.00
NOTE EXISTS						
ENTER NEXT ACCOUNT						